Karen Johnson Davidson County
Batch# 1116984 DEEDWARR
04/01/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.94
20240401-0022430

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nazrul Islam and Lutfa Islam	Kind Lending, LLC	Parcel ID: 183-05-0A-016.00-CO
(NAME) 705 Pinwheel Ct.	(NAME) 4 Hutton Centre DR	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Santa Ana CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shelia Motley, widowed**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nazrul Islam and Lutfa Islam, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Plan of October Woods, Phase One, Section Two, as of record in Plat Book 7900, Page 909 and amended in Plat Book 9700, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melvin Motley and wife, Shelia Motley from Daniel J. Walsh and wife, Kathy E. Walsh, formerly known as Kathy E England by Warranty Deed dated September 14, 2005 recorded on September 20, 2005 in Instrument No. 20050920-0112878, in the Register's Office for Davidson County, Tennessee. The said Melvin Motley having since died on February 24, 2023, leaving Shelia Motley as the surviving tenant by the entirety. Their marriage having been continuous from the time they acquired title to the property until his death.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 705 Pinwheel Ct., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of March, 2024

Shelia Motley

Shelia Motley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shelia Motley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2024.

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No: 2-22336-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 3/28/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/28/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** March, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM